

BRAC Advisory Group Meeting

July 15, 2009

7pm – 9pm

Burke Branch Library

Roll Call –

Present:

Jim Turkel, Chief, Belvoir Integration Office, U.S. Army Corps of Engineers  
John Komoroske, Chairman, Planning Commission  
Jayme Blakesley, Alexandria Transportation Commission  
Peter Scholz, Duke Realty  
Geoffrey Goodale – Vice Chair, Brookville-Seminary Valley  
Julie Edelson, Lincolnia Hills/Heywood Glen  
Mark Benedict, Parkside of Alexandria  
Dick Somers, Seminary Park Community Association  
Dave Dexter - Chair, Seminary West  
Dick Hayes, Seminary Hill  
Ronald Sturman, Seminary Heights  
Kathy Burns, West End Business Association  
Tom Burkert, JBG

Elected Officials:

Del Pepper, City Council  
Kerry Donley, Vice Mayor, City Council

Other representatives:

Gwen Sigda, Office of Senator Jim Webb  
Charniele Herring – 46 District Representative  
Mike Chipley, Alexandria Economic Development Partnership

Not Present:

Jerry Dawson, Duke Realty  
Colonel Moffatt, Fort Belvoir Deputy Garrison Commander for Transformation and BRAC  
Dave Cavanaugh, Seminary Ridge  
Duanne Gautier, Alexandria Economic Development Partnership

City Staff:

Mark Jinks, Deputy City Manager  
Karl Moritz, Deputy of Neighborhood Planning  
Bob Garbacz, Division Chief, Department of Transportation and Environmental Services  
Ravi Raut, Department of Transportation and Environmental Services  
Claudia Hamblin-Katnik, Office of Environmental Quality

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Pat Mann, Department of Planning and Zoning

Pat Escher, Department of Planning and Zoning

VDOT

Tom Fahrney, BRAC Coordinator

VHB

Chris Gay

1. Roll Call
2. Approved May and June minutes
3. Discussion about personal information being available to the public

Open Space: The site design is still being finalized, there seems to be about 20,000 sq ft of additional encroachment into the previously approved open space. The City will ask for a monetary contribution to mitigate this encroachment. The dollar amount still needs to be finalized; afterwards the City will start looking for potential sites – will keep the group advised – this will be reviewed during the Beauregard SAP. The original 6-1/2 acres was for the entire Mark Center site, not just the portion that the DoD is developing.

4. Revegetation of the site: Duke Realty has contracted with a DC landscape architecture firm and they are in the process of preparing a landscape/revegetation plan which should be completed by the end of the year. Concern about stormwater and the effects on the Winkler Preserve. Duke will be prepared to discuss this topic at the next meeting. Winkler Preserve personnel should come to the next meeting.

5. Claudia Hamblin-Katnik discussed the stream restoration and potential crossing for Holmes Run. The crossing would potentially connect Fairfax County and Alexandria trail systems and is funded by a grant received by the City. The portion of the Run that would be restored is approximately 350 feet in length and is being funded by money received from Duke to mitigate the BRAC impacts to the stream and RPA. This section of the Run has experienced severe erosion and loss of vegetation within the last several years and bank stabilization/restoration is a priority. Restoration will be challenging due to multiple ownerships and numerous infrastructure impediments. The City has held several meetings with the community to get input and keep them informed. Will hold one more meeting in the fall to discuss the various design/restoration options.

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6. Karl Moritz discussed the Beauregard Small Area Plan (SAP). The process will be similar to the one used with the Water Front Plan which is very inclusive – any one can participate, including members of this advisory group, as long as they are willing to commit to giving their time that is necessary for attending meetings and providing feedback. It will be a large group and the forum will have direct access to non-filtered public comment. It is an infrastructure plan that will be reviewing transit, traffic, water, sewer, school capacity, emergency response, affordable housing, etc. The process will be broken up into 3 stages – the first is the discovery stage where the advisory group will advise staff about the issues/concerns and staff/consultants will do research. Second phase is the drafting of the preliminary plan where the advisory group will make comments about if the plan is going in the right direction or if it needs to look at other aspects. The final phase will be the public process presenting the plan to Planning Commission and City Council. The entire process will take approximately 18 months and should start in the fall with a listening session, discussion of existing conditions, a charrette, presentation of ideas/options, a draft plan with 2 rounds of public comments and then finally presentation to Planning Commission and City Council for comment and adoption. Transportation piece needs to be analyzed early on in the process. JBG Company, a large property owner, will be involved in the process as well the other property owners such as Home Properties, WRIT, LLC and Hekemian. Infrastructure issues will not be limited to the study boundaries.

7. Chris Gay, City consultant, discussed his review of all the various transportation studies. The group had a copy of the scope of work – agreed it was comprehensive. The Advisory Group requested that they attend meetings with the consultant to be kept updated on the progress of the study. The City was commended for getting the consultant on board so quickly, but the group expressed concern with the Sept 4<sup>th</sup> deadline, thought to do the study comprehensively that more time may be necessary. Also expressed concern that the study was being done over the summer months when traffic volume is lighter. It was noted that the other studies were done during the school year and they will factor that in when recording their data. The study will look at traffic, transit, and pedestrian issues. Will be looking at the intersections holistically, the City will revisit the timing of the report and VDOT will share their data with the consultant.

8. TMP – contract has not been awarded due to funding issues – should be awarded in the near future - consultant should be in attendance at the next meeting. At the next NCPC meeting which will be sometime in the fall, the north parking garage design and TMP will be finalized.

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9. There are no plans for constructing any sound walls with this project, should have Nick Nicholson attend next meeting to discuss the hot lanes and the associated improvements that will occur.
10. Gwen Sigda, with Senator Webb's office indicated that a letter from Senator Webb, Senator Warner and Congressman Moran was sent to Jerry Hansen, Acting Assistant Secretary of the Army, to request that the remote inspection facility (RIF) not be located at the Mark Center. Letter will be posted on the P&Z web page. If the RIF is located on site it will be partially underground, with a green roof and made of blast hardened materials. The screening of trucks at the Pentagon is not efficient or secure and causes problems with deliveries. Has any one looked at the impacts to the intersection, infrastructure or the residents if there is an event? The analysis has looked at impacts to the CNAC building which is the closest and the design will minimize impact to that building.
11. Emergency Preparedness Plan – unable to speak to that at this time – that will be developed by the tenants. Mike Chipley, BRAC Coordinator, emergency operations are being discussed with EMS and the tenant.
12. Green roof for the office building? – no but are trying to get to LEED Gold certification – made substantial modifications to the building at a significant increase in cost. Can there be a green roof on the north parking garage? Probably not.
13. Charniele Herring, 46 District Representative is trying to get Federal funding for the direct access ramp and is trying to get it to be both north and south access and ingress.
14. The group will meet in August.
15. Council woman Del Pepper was in attendance – believes that the impacts of the hot lanes should be considered part of this development.
16. Vice Mayor Kerry Donley – will be attending their meetings - advised the group to work hard and make decisions quickly due to the speed at which this project is moving – staff should expedite the Beauregard small area plan.
17. Other discussion items
- a. Tagging of all the trees – JBG is doing a complete survey of the trees on their property – they are not removing trees at this time
  - b. The group needs to focus on transportation and traffic

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- c. Stop the hot lanes and send letter to Congress
- d. Will there be any public art – good contribution to the community
- e. Discussion of attracting Federal assets to the community – City prefers leased space not owned by the government – but can request monetary contribution for lost tax base if the Federal government does own the property.

18. Meeting Adjourned

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